R 16.005620 3/23/2022 \$910.00 RB



City of Fitchburg Planning/Zoning Department 5520 Lacy Road Fitchburg, WI 53711 (608-270-4200)

LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:	Certified Survey Map Approval				
	☐ Preliminary Plat Approval				
	☐ Final Plat Approval				
	Replat				
	☐ Comprehensive Development P	lan Approval			
2. Proposed Land Use (Check all t	that Apply):				
	☐ Single Family Residential				
w	Two-Family Residential				
	_ ,				
	Multi-Family Residential				
	⋉ Commercial/Industrial	*			
3. No. of Parcels Proposed: 2					
4. No. Of Buildable Lots Propose					
5. Zoning District: General Industr	rial (proposed) Rural Development	(existing)			
6. Current Owner of Property: Pa					
Address: 6145 McKee Road, Fi	itchburg, WI 53719	Phone No: (608) 845-8900			
7. Contact Person: Brian Beaulieu					
Email: bbeaulieu@edgconsult.c		·			
Address: Edge Consulting Engi	ineers, 624 Water Street, Prairie du S	ac, WI_Phone No: 608-644-1449			
8. Submission of legal description	on in electronic format (MS Word or p	ain text) by email to: planning@fitchburgwi.gov			
Pursuant to Section 24-2 (4) of the currentlyadopted City of Fitchburg (Il Land Divisions shall be consistent with the			
Respectfully Submitted By:	Il Bush	Bill Buglass, Payne and Dolan			
5 83	er's or Authorized Agent's Signature	Print Owner's or Authorized Agent's Name			
PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.					
	eived: MARCH 22,2022				
Ordinance Section No	Fee	Paid:_ <i>\$ 910 '</i>			
	44-22				

CERTIFIED SURVEY MAP NO. BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, NE CORNER SECTION 7 T.6N. R.9E. (FND. MON.) THE SW1/4 OF THE NE1/4, THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN (N89'-10'-50"W) N88'-45'-55"W N1/4 CORNER SECTION 7 T.6N. R.9E. (FND. BRASS PLUG) N 461218.94 (2596.24') **2596.16'** NORTH LINE OF THE E 799533.17 NE1/4, SECTION 7 700.25 1895.91 N 461274.89 E 796937.61 ,'-05"₩ .08' LOT 1 C.S.M. COTTONWOOD _S01'-14'-920.0 NO. 7700 2614.79 DRIVE /(S89'-10'-50"E)(573.25') ROD FND PERMANENT LIMITED EASEMENT TO CITY OF FITCHBURG PER DOC. NO. 2845017 46'-39"E S88 573.26 SEE DETAIL A * C DE IAIL A *
(S01'-40'-38"W)
-S02'-04'-49"W
244.70'
- PERMANENT LIMITED
EASEMENT TO CITY
OF FITCHBURG PER
DOC. NO. 2845017 STATE WIDE UTILITY EASEMENT \$02'-04'-49"W 243.75' _**UT 2** SE1/4 NW1/4 4.00° 3'-21"W ''-02"W) A COL LOT MILLAPL EAST LINE OF THE 326,755 SQ. FT. 364.0 --43-CITY OF FITCHBURG COMMERCE PARK (7.501 ACRES) OUTLOT 3 S01 20 1'-14'-33"W 7'-50'-22"W)(; 780.18 LOT 9 UTILITY EASEMENT TO MADISON GAS AND ELECTRIC CO. PER-DOC. NO. 4145454 (SEE SHEET 2) CITY OF **301.** UTILITY EASEMENT TO MADISON GAS AND
-ELECTRIC AND
-WISCONSIN BELL PER
DOC. NO. 1863240,
1863241, & 2000311 <u>ου</u>τιστ 1 -35"\ 616.55' -02'-3' -38'-2 -CURVE -CURVE-ADIUS: 1960.08' DELTA: 19'-35'-16" LENGTH: 670.10' CHORD: N43'-27'-16"E (N43'-03'-05"E) LOT 1 LOT 1 **S02** 1,983,354 SQ. FT. (45.535 ACRES) SW1/4 NE1/4 666.84 Š. ်ဥ ၂ 0'-01"W 5'-50"W) CENTER OF C.S.M. SECTION 7 T.6N. R.9E. (COMPUTED) -54. 303.51° --30°--(--05°--(LOT 2 8 N 45861.56 SOUTH LINE OF THE **S**01 E 769850.17 * SEE DETAIL B * NE1/4, SECTION 7 479.47 707.89 N88'-45'-55"W (N89'-10'-06"W) 591.83 295.01 805'-19'-07"W (S04'-54'-56"W) NW1/4 SE1/4 499.89 (NO1'-30'-51"E) NO1'-55'-02"E 254.98 1015.00 LOT 3 UNPLATTED $\overline{C.S.M}$. 4.51 19:-52:W 155:-41"W) LANDS 569:-19: (568:-55 NO. 1423S NE1/4 SW1/4 C.S.M. NO. 457 DETAIL A SCALE: 1'=200' DETAIL B SCALE: 1'=40' COTTONWOOD DRIVE (S89'-10'-50"E) S88'-46'-39"E 57 BEARINGS REFERENCED TO THE DANE COUNTY CORDINATE SYSTEM AND THE NORTH LINE OF THE NE1/4 OF SECTION 7, T.GN., R.9E., WHICH BEARS NB8'-45'-55"W. -50'W) -01'W 493.25 -LEGEND-303.51 -05'-5 1'-30'-(S88'-31'-02"E) S88'-06'-51"E 12.00' ->⊋ X 18" IRON PIPE SET (1.130 LB./FT.) S01 **S0** ¥0.¥ 29.₩) 3/4" REBAR FOUND N88'-45'-55' (N89'-10'-06' = RECORDED INFORMATION () -52. -28. Ò = WELL/PUMP HOUSE GRAPHIC SCALE 591.83 = EXISTING POWER POLE inch = 400 ft S01' P.O.B. = POINT OF BEGINNING **①** = COUNTY MONUMENT FOUND 200 400 800 J.B. 6-3-21 SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 DRAWN BY: DATE: SURVEYING, S. C. D. M-50, PG.77 FIELD BOOK

11663

JOB NO.:

SHEET

5

920-993-0881 920-273-6037

Office: Fax:

N9637 Friendship Drive Kaukauna, WI 54130

CERTIFIED SURVEY MAP NO. BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4. THE NE1/4 OF THE SW1/4. AND THE NW1/4 OF THE SE1/4. COTTONWOOD SECTION 7, T.6N., R.9E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN DRIVE DETAIL C SCALE: 1'=100' SAR PAR 516.54° S88'-46'-3 SURVEY NOTES: - A 20° WIDE TEMPORARY GRADING EASEMENT SHALL BE GRANTED ALONG THE EAST SIDE OF LOT 2 FOR FUTURE ROADWAY CONSTRUCTION ON LOT 1. EASEMENT SHALL EXPIRE UPON COMPLETION OF CONSTRUCTION OF THE FUTURE ROADWAY. NO STRUCTURES ARE ALLOWED WITHIN GRADING EASEMENT. 25' WIDE PERMANENT LIMITED EASEMENT TO CITY OF FITCHBURG PER DOC. NO. 2845017 10' WIDE MADISON GAS & ELECTRIC EASEMENT PER ALIAN POPE DOC. NO. 2649332 6' WIDE UTILITY EASEMENT PONO - SEE SEPARATE RECORDED AGREEMENT FOR FUTURE PUBLIC IMPROVEMENTS ON PROPOSED LOT 1. DOC. NO. _____ LOT 2 20' WIDE TEMPORARY GRADING EASEMENT FOR FUTURE ROADWAY (SEE NOTES) POND BRUSH EAST LINE OF THE NE1/4, SECTION 7 12 *SEE DETAIL C* 10' WIDE UTILITY EASEMENT TO MADISON GAS AND ELECTRIC CO. PER DOC. NO. 4145454 12' WIDE UTILITY EASEMENT TO MADISON GAS AND ELECTRIC AND WISCONSIN BELL PER DOC. NO. 1863240, 1863241, & 2000311 LOT SE1/4 NW1/4 FXISTING BUILDING (TYP) QUARRY EQUIPMENT 0 SW1/4 NE1/4 ACTIVE QUARRY 0 SOUTH LINE OF THE NE1/4, SECTION 7 ACTIVE QUARRY WOODS NE1/4 SW1/4 UTILITY EASEMENT DOC. NO. 4145454 NW1/4 SE1/4 LINE TABLE Line # Direction Length L1 S01'49'27"W BEARINGS REFERENCED TO THE DANE COUNTY CORRUNATE SYSTEM AND THE NORTH LINE OF THE NE1/4 OF SECTION 7, T.GN., R.9E., WHICH BEARS N88'-45'-55"W. L2 S88'46'39"E 10.00' L3 600.12 N01'49'27"E -LEGEND-N88'46'39"W 10.00 L4 1" X 18" IRON PIPE SET MADISON GAS & ELECTRIC EASEMENT DOC. NO. 2649332 (1.130 LB./FT.) 3/4" REBAR FOUND () = RECORDED INFORMATION L5 S59°27'53"E | 69.73' Ò = WELL/PUMP HOUSE GRAPHIC SCALE L6 S30'32'07"W 10.00 = EXISTING POWER POLE 300 ft 1 inch =P.O.B. = POINT OF BEGINNING L7 N59*27'53"W 70.27 **①** = COUNTY MONUMENT FOUND L8 N33'39'38"E 10.01 150 300 600 FIELD WORK DATE: SURVEYED FOR: EDGE CONSULTING ENGINEERS, INC. 624 WATER STREET PRAIRIE DU SAC, WI 53578 J.B. 6 - 3 - 21DRAWN BY: SURVEYING, S. C.D. M-50. PG.77 CHECKED BY: FIELD BOOK:

2

SHEET

11663

JOB NO.:

.5

N9637 Friendship Drive Kaukauna, WI 54130

Office: Fax:

DANE COUNTY CERTIFIED SURVEY MAP NO.

SHEET 3 OF 5

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4, OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6 N., R.9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Steven C. De Jong, Wisconsin Professional Land Surveyor of Meridian Surveying, LLC., certify that I surveyed, divided and mapped under the direction of Brian Beaulieu of Edge Consulting Engineers, Inc., a parcel of land being all of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 2,310,109 square feet (53.033 acres) of land and being more particularly described as:

Commencing at the Northeast Corner of said Section 7; thence N88°-45'-55"W 1895.91 feet along the north line of the NE1/4 of said Section 7; thence S01°-14'-05"W 920.08 feet to the northwest corner of said Lot 2 of Certified Survey Map No. 7700 and the point of beginning, said point being on the south line of Cottonwood Drive; thence S88°-46'-39"E 573.26 feet along said south line of Cottonwood Drive to the northeast corner of said Lot 2; thence S02°-04'-49"W 244.70 feet; thence S01°-43'-21"W 364.00 feet; thence S01°-14'-33"W 160.46 feet; thence S02°-02'-35"W 616.55 feet; thence S01°-30'-01"W 303.51 feet; thence S88°-06'-51"E 12.00 feet; thence S01°-52'-40"W 5.40 feet to a point on the south line of the NE1/4 of said Section 7; thence N88°-45'-55"W 591.83 feet along said south line of the NE1/4; thence S05°-19'-07"W 478.60 feet; thence S69°-19'-52"W 194.51 feet; thence N01°-55'-02"E 254.98 feet; thence N88°-45'-55"W 1015.00 feet; thence N52°-12'-02"W 216.21 feet, thence N53°-14'-54"E 270.00 feet to the beginning of a curve to the left; thence 670.10 feet along the arc of said curve to the left having a radius of 1960.08 feet and a chord which bears N43°-27'-16"E 666.84 feet; thence N33°-39'-38"E 1422.47 feet to the point of beginning. Being subject to any and all easements and restrictions of record.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Section 24-6 of the City of Fitchburg Subdivision Regulations in surveying, combining and mapping the same.

Dated thisday of	, 2021
Wisconsin Professional Lar	nd Surveyor, S-2791
Steven C. De Jong	-

DANE COUNTY CERTIFIED SURVEY MAP NO.

SHEET 4 OF 5

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4, OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6 N., R.9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

Payne & Dolan, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin as owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: City of Fitchburg.

Payne & Dolan, I	nc. – Representative		Date
above named Ow	red before me on the ner to me known to be the cknowledged the same.	•	
Notary Public W	itness		
	County,	. My commi	ission expires

Register of Deeds

DANE COUNTY CERTIFIED SURVEY MAP NO.

SHEET 5 OF 5

BEING ALL OF LOT 2, CERTIFIED SURVEY MAP NO. 7700 AS RECORDED AS DOCUMENT NO. 2654147, BEING LOCATED IN THE NW1/4 OF THE NE1/4, THE SE1/4 OF THE NW1/4, THE SW1/4 OF THE NE1/4, THE NE1/4, OF THE SW1/4, AND THE NW1/4 OF THE SE1/4, SECTION 7, T.6 N., R.9 E., CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

<u>CITY OF FITCHBU</u>	JRG:				
This certified survey and approved by the this Day	common co	uncil of the Cit	y of Fitchburg, E		
Tracy Oldenburg City of Fitchburg, C	lerk				
REGISTER OF DE	EDS CERTII	FICATE:			
Received for record recorded in Volume Survey Map Numbe No, ar	of Ce er	ertified Survey	Maps on Pages _) at as Cer	and tified
Kristi Chlehowski					

LEGAL DESCRIPTION OF THE NEW CSM:

All of Lot Two (2) of Certified Survey Map No. 7700 as recorded in Document No. 2654147, being located in the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4), the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4), the Southwest Quarter (SW1/4) of the Northeast Quarter (NE1/4), the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) and the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section Seven (7), Township Six (6) North, Range Nine (9) East, City of Fitchburg, Dane County, Wisconsin containing 2,310,109 square feet (53.033 acres) of land and being more particularly described as:

Commencing at the Northeast Corner of said Section 7; thence N88º-45'-55"W 1895.91 feet along the north line of the NE1/4 of said Section 7; thence S01º-14'-05"W 920.08 feet to the northwest corner of said Lot 2 of Certified Survey Map No. 7700 and the point of beginning, said point being on the south line of Cottonwood Drive; thence S88º-46'-39"E 573.26 feet along said south line of Cottonwood Drive to the northeast corner of said Lot 2; thence S02º-04'-49"W 244.70 feet; thence S01º-43'-21"W 364.00 feet; thence S01º-14'-33"W 160.46 feet; thence S02º-02'-35"W 616.55 feet; thence S01º-30'-01"W 303.51 feet; thence S88º-06'-51"E 12.00 feet; thence S01º-52'-40"W 5.40 feet to a point on the south line of the NE1/4 of said Section 7; thence N88º-45'-55"W 591.83 feet along said south line of the NE1/4; thence S05º-19'-07"W 478.60 feet; thence S69º-19'-52"W 194.51 feet; thence N01º-55'-02"E 254.98 feet; thence N88º-45'-55"W 1015.00 feet; thence N52º-12'-02"W 216.21 feet, thence N53º-14'-54"E 270.00 feet to the beginning of a curve to the left; thence 670.10 feet along the arc of said curve to the left having a radius of 1960.08 feet and a chord which bears N43º-27'-16"E 666.84 feet; thence N33º-39'-38"E 1422.47 feet to the point of beginning.